

## ANALYSIS AND FINDINGS FOR PRELIMINARY PARTITION LAND DIVISION APPROVAL

### **Discussion**

The following section evaluates the decision criteria for a Preliminary Partition Land Division. Following each approval criterion, findings are made, based primarily on the written narrative and plans submitted by the applicant, establishing that the criterion is met.

### **Major Issues**

Issues identified by staff and public comment:

- Dust Control during construction
- Hours of Construction, including hours of delivery of material
- Grading and drainage of the site
- Vision clearance from the crest of the hill (Hedlund and 152<sup>nd</sup> ) and the first
- Proposed driveway on 152<sup>nd</sup> Avenue
- Number of lots proposed in the development

### **Section 40.45.05 Land Division Applications; Purpose**

*The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division of land within the City of Beaverton. This Section is carried out by the approval criteria listed herein.*

### **Preliminary Partition Land Division Standards for Approval:**

Section 40.45.15.2.C of the Development Code provides standards to govern the decision making authority to evaluate and render a decision on the Preliminary Partition Land Division application. The Facilities Review Committee has reviewed the Facilities Review criteria of Section 40.03, and found that there are conditions of approval applicable to the Preliminary Partition Land Division request. The decision making authority will determine whether the application as presented, meets the Preliminary Partition Land Division approval criteria. The decision making authority may choose to adopt, not adopt or modify the Committee's findings and recommended Conditions of Approval. In this report, staff evaluates the application in accordance with the criteria for Preliminary Partition Land Division.

### **Section 40.45.15.2.C Approval Criteria**

*In order to approve a Preliminary Partition Land Division application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1.     *The proposal satisfies the threshold requirements for a Preliminary Partition application.***

*Facts and Findings:*

The intent of this criterion is to ensure the proposed project meets the threshold listed in Section 40.45.15.2.A. The proposal meets this requirement by being consistent with threshold #1, which states that an application for Preliminary Partition Land Division shall be required when the following threshold applies:

“The creation of up to and including three (3) new lots from one (1) lot of record in one calendar year.” Therefore, the application follows the Preliminary Partition application procedure.

The applicant is proposing to create a three lot preliminary plat, creating three single family lots, from one parcel of property. The property under review is located on the northeast corner of SW 152<sup>nd</sup> Avenue and SW Hedlund Lane; specifically located on Washington County’s Assessor’s Map# 1S1-32AB Lot 700. Since three lots are being proposed, the application follows the Preliminary Partition application procedure.

Therefore, staff find that the criterion is met.

**2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

*Facts and Findings:*

The intent of this criterion is to ensure that all fees have been paid to the City before a full review can proceed. According to city finance records, the applicant paid with a check (#1009) in the amount of \$656.00 to the City. The fee amount is to help compensate for the costs associated for the proposed project to be reviewed for compliance to the Development Code. The City issued receipt number 20046232 to verify payment.

**FINDING:** Therefore, staff find that the proposal meets the criterion for approval.

**3. *Oversized lots shall have a size and shape which will facilitate the future partitioning or subdividing of such lots in accordance with the requirements of this Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots as well as the future development on oversized lots.***

The intent of this criterion is to ensure the proposed project complies with minimum density requirements as stated in Section 20.05.60 of the Development Code. In addition, this criterion ensures that all proposed lots are served with utilities in sufficient quantities as to not restrict the development of each individual lot within the scope of the project or future development.

The net size of the site is 17,976 square feet which would allow a minimum of 2 lots and a maximum of 3 lots; the application under review is for a 3-lot land partition. The applicant has demonstrated through Section 20.05.60 of the Development Code how the project meets required residential density requirements.

**FINDING:** Therefore, staff find that the proposal meets the criterion for approval.

4. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings:

The intent of this criterion is to ensure the proposed project submits all the proper development applications on the proper sequence. This application is being reviewed simultaneously with ADJ2004-0017. All documentation and applications have been submitted to the City of Beaverton in the proper sequence. This application may be approved upon approval of the associated Minor Adjustment application.

**FINDING:** Therefore, staff find that the proposal meets the criterion for approval